

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: September 21, 2006

ITEM NO. _____

CASE NUMBER/
PROJECT NAME **Horizon Commercial Center
72-DR-2006**

LOCATION 14696 N. Frank Lloyd Wright Boulevard, Suite 100.

REQUEST Request approval of lighting on building.

OWNER	Scottsdale Horizon Property	ENGINEER	The Christmas Light Decorators 480-967-1122
-------	--------------------------------	----------	---

ARCHITECT/ DESIGNER	N/A	APPLICANT/ COORDINATOR	Richard Ramirez The Christmas Light Decorators 480-967-1122
------------------------	-----	---------------------------	--

BACKGROUND **Zoning/Context.**
This existing commercial shopping center is located at the south corner of E. Frank Lloyd Wright Boulevard and N. Thompson Peak Parkway, and is zoned Highway Commercial District, Planned Community District (C-3 PCD). This site was originally zoned as part of a larger 464-acre Planned Community District (PCD) in the Scottsdale Horizons area with a variety of commercial and residential land uses. Over the past 10 years, there have been multiple Development Review Board cases approved to establish the commercial center and pad developments (Cases 94-DR-1996#1-6). In 2004, the Development Review Board approved a color change to the commercial center (Case 47-DR-2004).

Adjacent Uses and Zoning:

- North: Commercial pads and residential uses north of Thompson Peak Parkway, zoned C-3 PCD, C-1 PCD, R1-5 PCD and R-5PCD
- South: Residential and office, zoned R-5 PCD and C-3 PCD
- East: Commercial center and residential uses east of Frank Lloyd Wright Boulevard, zoned C-1 PCD and R-5 PCD
- West: Residential and office, zoned R-5 PCD and C-O

APPLICANT'S
PROPOSAL **Applicant's Request.**

This is a request to approve the year-round use of clear C9 unshielded light bulbs (also known as holiday lights) strung along the roof edging of the buildings at the existing commercial center. The proposal includes lighting a majority of the buildings in the center with these lights, including the Safeway complex, the Osco/Tutor time complex, and the Golf USA, State Farm/Jiffy Lube, and Jack-in-the-Box commercial pads (approximately 1,900 linear feet of lights).

The 7-watt bulbs are 1.25-inch by 2-inch in size, and have a teardrop shape. The applicant proposes to illuminate these lights year-round and daily from sundown to 11:00p.m. These lights have constant illumination and do not blink. The subject lights were installed earlier this year without Development Review Board approval and City Code Enforcement issued a citation for lack of proper approvals. These lights are still located on the buildings but have been disconnected from an electric source until a determination is made by the Development Review Board.

Development Information:

- Existing Use: Commercial Center
- Proposal: Adding year-round holiday lights
- Parcel Size: 17 acres
- Buildings Affected: 5 Building complexes, 1,900 linear feet
- Lighting details: 7-watt bulbs, 1.25-inch by 2-inch in size
Teardrop shape
- Mounting height: Varies, mounted along roof edging

DISCUSSION

The City's Commercial Design Guidelines adopted by the Development Review Board in 2000 state that site and architectural lighting should provide illumination levels appropriate for the user's activity, such as pedestrian or outdoor dining activities. Lighting of expansive wall planes, towers, or roofs should be avoided. Architectural lighting should be used to highlight special features only.

Generally, proposals for exposed lamps outlining building forms have been considered an undesirable architectural treatment, with the exception of seasonal holiday lighting. The applicant should consider creative architectural highlights and accents with a shielded light source to reduce glare and create a wash of accent light.

Neighborhood Involvement.

Surrounding property owners were notified of the proposal. Opposition to the proposed lights was received from the Scottsdale Horizon Master Community Association and from the Ladero Vista Condominium Association to the south. Staff also received another phone call in opposition, as well as general inquiries regarding the proposal. The applicant indicates that he received a phone call in support from a nearby property owner.

STAFF

Staff recommends Denial of the Request.

RECOMMENDATION

STAFF CONTACT(S)

Tim Curtis, AICP
Principal Planner
Phone: 480-312-4210
E-mail: tcurtis@ScottsdaleAZ.gov

APPROVED BY

A handwritten signature in black ink, appearing to read 'Tim Curtis', is written over a horizontal line.

Tim Curtis, AICP
Report Author

A handwritten signature in blue ink, appearing to read 'Lusia Galav', is written over a horizontal line.

Lusia Galav, AICP
Director, Current Planning
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov

ATTACHMENTS

1. Applicant's Narrative
2. Context Aerial
- 2A. Aerial Close-Up
3. Zoning Map
4. Neighborhood Involvement

427-PA-2006

Pre Application Narrative for Horizon light line Project.

Light line (sample '1') defined as Clear C9 bulbs at 15 inch spacing on green wire, cut to fit, installed on roof edging with Glue and 'C-Clips' (sample '2'). The functional description of the bulbs is 1.25 inch by 2 inch clear 7 watt bulbs in a teardrop shape. The lights are designed and used as constantly on and not blinking.

Light-line is shown in a daylight view in conceptual photo transparency 'A'

Light-line is shown in a night time view in conceptual photo transparency 'B'

Photo packets show Architectural style and character and that of surrounding areas.

Building light-line is installed with timers to run from sundown to approximately eleven PM.

Enclosures:

Light-line Sample (1)

C-Clips Sample (2)

Transparancies:

'A' - Daytime View

'B' - Night View

Light line will be installed facing front edges of the following buildings:

Safeway complex-600ft

Oscor/Tutor Time Complex-400ft

Golf USA Pad- 200ft

State Farm/Jiffy Lube Pad-500ft complete perimeter

Jack in the Box Pad-200ft

72-DR-2006
7/24/2006

ATTACHMENT #1

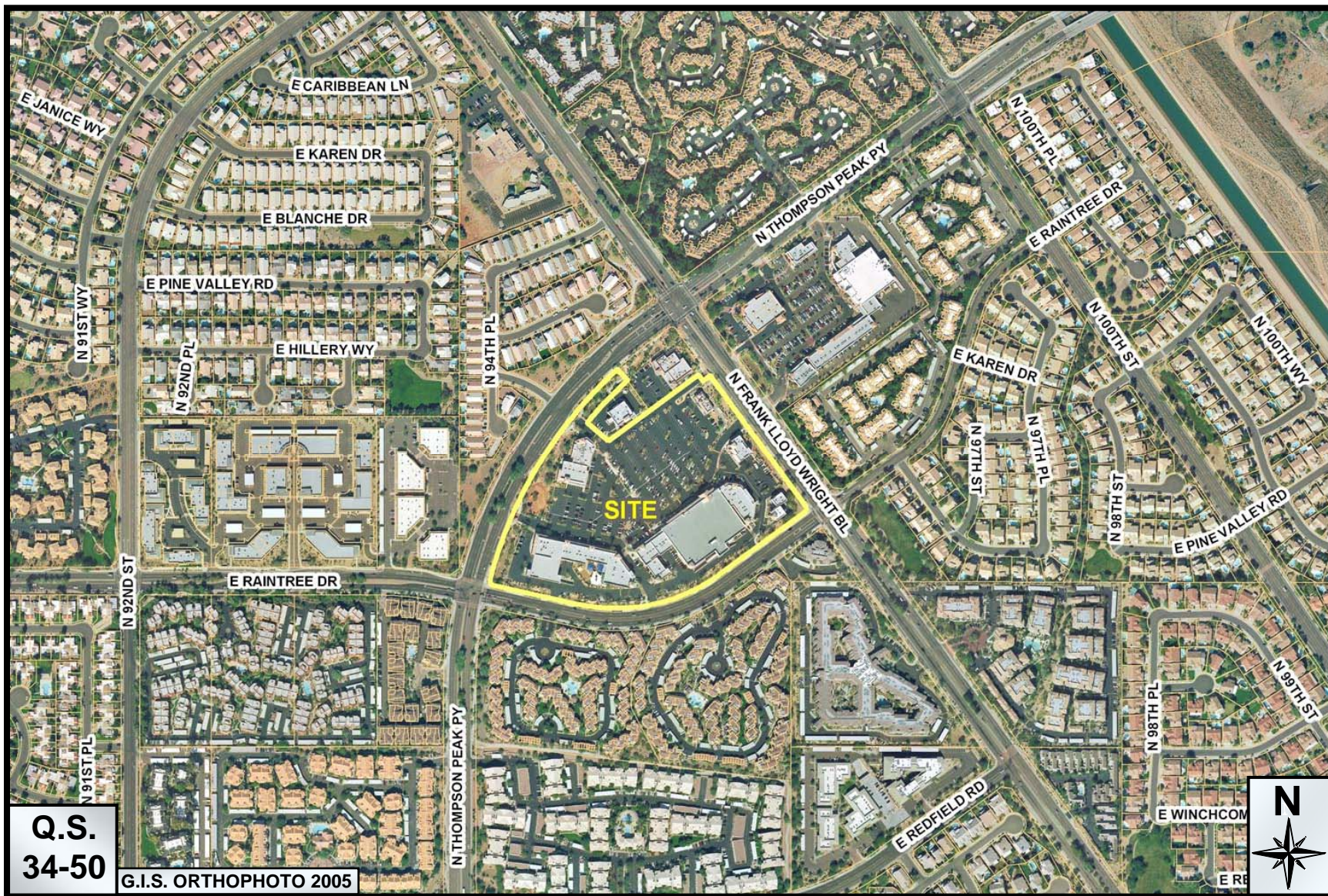


72-DR-2006
7/24/2006



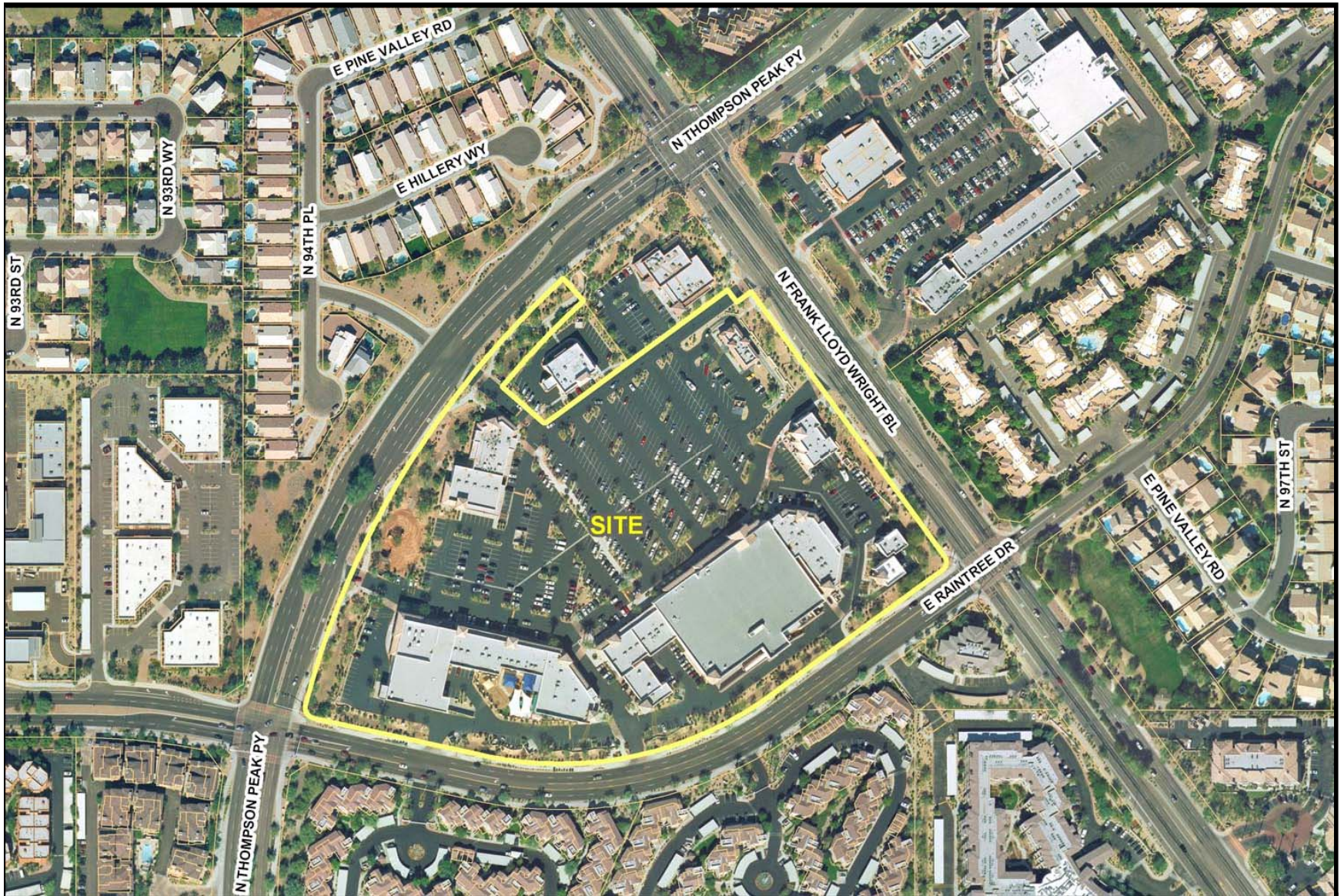
B

72-DR-2006
7/24/2006



Horizon Commercial Center

72-DR-2006



Horizon Commercial Center

72-DR-2006

ATTACHMENT #2A

Fuller, Bonnie

From: rsahm [amones1@cox.net]
Sent: Monday, August 14, 2006 10:31 AM
To: Ruenger, Jeffrey
Cc: Fuller, Bonnie; Gray, Frank; Alan Kaufman; Jean-Marie Bellington; Chuck Myers; Dale Smiler
Subject: Case 72-DR-2006, 14696 N. FLW Blvd.

Jeff Ruenger,

We received notification of the case 72-DR-2006 on August 12. Please provide all information concerning this case.

As you know, we oppose the use of roofline lights and other decorative lights on trees, for example, outside of the Christmas holiday season. Previous management of the Safeway center and the owners of the center agreed with that policy. Use of those lights adds illumination that has no practical purpose. It is an intrusion in a residential neighborhood. We would appreciate your support.

Thank you.

Arthur Mones

President, Scottsdale Horizon Master Community Association
(480) 661-0757

Copy: Bonnie Fuller, (Please copy members of the DRB and the members from the Council and the Planning Commission who will be hearing the case. Thank you very much.)

8/15/2006

ATTACHMENT #4

Curtis, Tim

From: Ruenger, Jeffrey
Sent: Wednesday, August 16, 2006 11:18 AM
To: Curtis, Tim
Subject: No lights at Safeway

City Property Management
Ladera Vista Condo's
602-437-4777
Contact Ben Ortgies

Oppose lights to be installed on the existing center.